



OFFICE OF THE MAYOR  
CITY OF CHICAGO

**FOR IMMEDIATE RELEASE**

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**CITY COUNCIL APPROVES FINANCING FOR ROGERS PARK MIXED-USE PROJECT**

A \$55 million, mixed-use, mixed-income housing complex will be built in Rogers Park through a multi-family loan approved by City Council today.

Planned by Three Corners Development for Chicago Housing Authority (CHA) land at 6418 N. Sheridan Road, the six-story Concord at Sheridan will include 65 units for CHA tenants and 46 units to be leased at market rates.

The project will create 400 temporary construction jobs and up to 80 permanent jobs.

The \$2.2 million City loan for the project has zero percent interest rate and a 30-year term.

Additional financing includes \$19.8 million in capital funding from the CHA, which will also lease the site for \$1 over 99 years, and other public and private sources.

The seven-story, transit-oriented complex is planned to include a 30,000-square-foot Target store, a 5,000-square-foot community room, and 125 underground parking spaces for building tenants, visitors and patrons.

Construction is expected to begin later this year.

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**CITY SUPPORT WILL PRESERVE MARSHALL HOTEL AS AFFORDABLE SRO HOUSING**

The 10<sup>th</sup> building preserved under the City's Single Room Occupancy (SRO) Preservation Initiative will be secured through a \$5 million multi-family loan approved by City Council today.

The Marshall Hotel at 1232 N. LaSalle St. will be rehabilitated for residents earning up to 60 percent of the area median income through the low-interest loan, which will be applied toward building rehabilitation costs. The Chicago Housing Authority will also support the work with project-based vouchers for each unit for the next 30 years.

The \$31.8 million, 90-unit project by the Michaels Development Co. will include new mechanical systems and windows, roof and facade repairs, and interior modifications to create private bathrooms and kitchens within each unit.

The City's SRO initiative was formalized in late 2014 by the Emanuel administration, which worked with the Chicago for All Coalition and other housing advocacy groups to create an ordinance that protects and generates funds to help preserve SRO buildings. More than 1,250 units have been preserved through the initiative to date.

Built in 1927 and designed by architect Edmund Meles, the Marshall Hotel features arched corridors, terrazzo flooring, and textured plaster walls. It was nominated for the National Register of Historic Places by the Commission on Chicago Landmarks earlier this year.

Other funding for the project includes \$1.5 million in Low Income Housing Tax Credits from the Illinois Housing Development Authority (IHDA), a \$2 million IHDA loan, \$3 million in historic tax credit equity, and a \$7.4 million private mortgage loan.

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### **\$7.1 MILLION IN SMALL BUSINESS GRANTS APPROVED FOR WEST AND SOUTH SIDE BUSINESS CORRIDORS**

Up to \$7.1 million in grant funding will be made available to small businesses on the West and South sides through a plan approved today by City Council.

The funds will be allocated through the City's Small Business Improvement Fund (SBIF), which provides matching grants up to \$150,000 for building repair and remodeling work in eligible Tax Increment Financing (TIF) districts.

The proposal will allocate \$1.5 million toward existing SBIF programs in the Belmont/Central TIF district; \$1 million each in Avalon Park/South Shore, Galewood/Armitage, and Pulaski Corridor TIF districts; \$750,000 in the Midwest TIF district; \$500,000 each in the Commercial Avenue, Belmont/Cicero, Western/Ogden; and \$400,000 in the Division/Homan TIF district.

SBIF grants cover a range of building improvements including HVAC systems, masonry, facades, handicap accessibility, interior renovations, and other upgrades. The assistance is provided upon project completion and does not have to be repaid.

The SBIF program operates in 94 of the City's 147 TIF districts, which are designated areas that allocate local property tax growth for improvement projects within their borders.

For district maps and related information, visit [cityofchicago.org/TIF](http://cityofchicago.org/TIF).

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## **CITY ASSISTANCE WILL PRESERVE 97 AFFORDABLE UNITS ON NORTHWEST SIDE**

Albany Park's 97-unit Mayfair Commons apartment building will be rehabilitated and preserved for seniors through a financial plan approved today by City Council.

The \$12.3 million project by MC Blue LP at 4400 W. Lawrence Ave. will include a new roof, windows, air conditioning, and energy efficient updates to each apartment.

City support will include up to \$6 million in Housing Revenue Bonds, a \$3.6 million loan, and \$280,000 in Low Income Housing Tax Credits that will generate \$2.8 million in equity for the project.

Additionally, a \$500,000 allocation by the Chicago Low Income Housing Trust Fund will reduce rents on 13 of the units to support tenants earning less than 30 percent of area median income (AMI). The remaining units will continue to be leased to tenants earning up to 60 percent AMI.

The six-story complex, built with City assistance in 1996, includes a community room, a tenant lounge, and onsite management office.

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## **PROPERTY TAX INCENTIVES WILL SUPPORT REHAB OF ORIGINAL CHICAGO HISTORICAL SOCIETY**

A Class L property tax incentive will support the \$22.4 million rehabilitation of the former Chicago Historical Society building at 632 N. Dearborn St.

The incentive will support roof and masonry repairs, new building systems, new elevators, the addition of four new exit stairways, and a new sign.

Completed in 1892, the 30,000-square-foot building was designed in the Romanesque Revival style by architect Henry Ives Cobb. It was designated an official Chicago landmark in 1997. Former uses of the building include the Castle, Excalibur and Limelight night clubs. Today owned by 632 N. Dearborn Resco LLC, the building is planned to become a nightclub and restaurant.

The Class L incentive, which lowers the property tax rate on designated City Landmarks undergoing significant rehabilitation, would reduce property taxes on the building by \$2.5 million over the next 12 years.

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## **PROPERTY TAX INCENTIVES TAX INCENTIVES APPROVED FOR THREE INDUSTRIAL CORRIDOR PROJECTS**

Property tax incentives approved today by City Council will support industrial expansion projects in Southwest and Northwest side industrial corridors.

**Paulina South LLC, 2400- 2501 S. Wood St.**

A Class 6(b) property tax incentive will support the construction of a 156,000-square-foot industrial building in the Pilsen Industrial Corridor by Paulina South LLC. A portion of the \$19

million project will be leased to produce distributor La Hacienda Brands. The remaining space will be rented to other industrial tenants. An estimated \$2.3 million in tax savings over the 12-year period will support the retention of 32 jobs and add 30 new positions once fully leased.

**Paulina North LLC**, 2300-31 S. Blue Island Ave.

A Class 6(b) property tax incentive will support the construction of a 227,000-square-foot refrigerated warehouse in the Pilsen Industrial Corridor by Paulina North LLC. The \$36 million facility will be leased to Preferred Freezer Services, which provides state-of-the-art cold storage warehousing services to various clients. The estimated \$3.4 million in tax savings over the 12-year period will support 53 permanent jobs once fully leased.

**Skvaril LLC**, 1929-37 W. Walnut St.

A Class 6(b) incentive will support the development of a \$2.1 million video production facility in Kinzie Industrial Corridor by Production Craft Inc. The 9,200-square-foot project includes studios, office, storage, and loading space. The estimated \$336,000 in tax savings over the 12-year incentive period will support the retention of five permanent jobs and the creation of four new positions.

The Class 6(b) tax classification encourages the redevelopment of industrial properties by lowering the Cook County tax rate for eligible projects over a 12-year period.

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### **OPEN SPACE PROJECT APPROVED FOR WEST TOWN**

A new public park will be developed on City-owned land in West Town through a financial plan approved today by City Council.

Planned as passive open space on the southwest corner of the Milwaukee Avenue and Erie Street, the nearly one-acre park will be designed and constructed through \$643,000 in Open Space Impact Fees. The funds will be equally split toward environmental cleanup and landscaping costs.

The site, located near an Ontario Street feeder ramp to I-90/94, will be transferred to the Chicago Park District following the completion of the work.

Open Space Impact Fees are generated by new residential development projects to accommodate open space needs within the City's 77 community areas.

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